

# 2010-2014 Five Year Implementation Plan





Joint RDA-CVRC Workshop  
Thursday, November 19, 2009  
Council Chambers



## Agenda

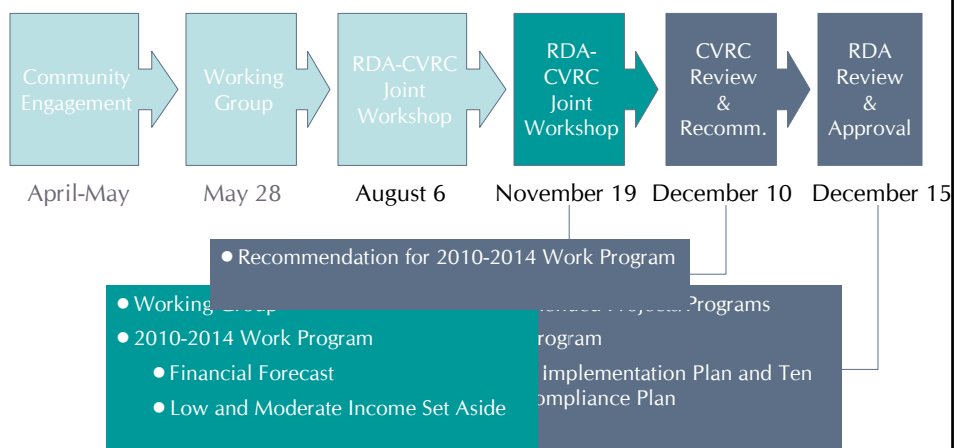
- Working Group Process
- 2010-2014 Redevelopment Work Program
  - Five-Year Financial Forecast
  - Housing Compliance

## Authority & Purpose

- 
**Legal Authority**
  - AB 1290 (Chapter 942, Statutes of 1993) – Health & Safety Code Section 33490
- 
**Five Year Implementation Plan Requirements**
  - Goals and Objectives
  - Programs and Projects
  - Low and Moderate Income Housing Fund



## Schedule





## RDA/CVRC August Workshop

- August 6, 2009
- Summary of Comments
  - Support for Working Group and community input process
  - Expand redevelopment project areas to include residential property
  - Maintain existing uses on Energy Way



## Working Group

- Represented Community Organizations
  - Broadway Business Association
  - Chula Vista Chamber of Commerce
  - Chula Vista Civic Association
  - Chula Vistans for Community Action
  - Crossroads
  - Main Street Businesses
  - Northwest Civic Association
  - Pacific Southwest Association of Realtors
  - South County Economic Development Council
  - Southwest Civic Association
  - Third Avenue Village Association

## Working Group

- Eight meetings since May 2009
- Developed and Prioritized Redevelopment Criteria
- Reviewed Work Program
- Working Group will be ongoing

## Redevelopment Strategic Objectives & Working Group Criteria



GROW

Stimulate Economic Growth



ACCESS

Develop Infrastructure Improvements



PRESERVE

Promote Compatible Development



LIVE

Housing for All Families

## Five-Year Programs

Programs	Implementation Schedule				
	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015
Implement Broadway Economic Development Strategy and Collaborate with the Broadway Business Association to implement programs and projects to enhance the appearance, safety, economic growth of the commercial corridor	•	•	•	•	•
Fund and implement Business Improvement Grant Program that funds up to \$20k to eligible property and business owners for exterior façade improvements	•	•	•	•	•
Market San Diego Regional Enterprise Zone Program that provides a state tax credit to eligible employers and employees for hiring local residents, purchase of equipment and machinery, etc.	•	•	•	•	•

## Five-Year Bayfront/Town Centre I

Projects	Implementation Schedule				
	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015
Support approval of the Bayfront Master Plan, including certification of the Bayfront EIR, Local Coastal Program Amendment and Port Master Plan Amendment	•	•			
Finance Public Infrastructure Improvements					•
Enter into Development Agreement with Pacifica Companies for mixed-use project including residential units and up to 15,000 sf of retail	•	•			
Amend Original Bayfront Project Area to extend the timeline to collect Tax Increment by 10 years	•	•			
Collaborate on incentive package with Port District to market Resort Conference Center development opportunity			•	•	•
Finance completion of Third Avenue Streetscape Master Plan (IASMP) Improvements to fund construction improvements	•	•			
Implement Agreement with Sweetwater Union High School District to redevelop site on Third Avenue with offices or a mixed-use project	•	•	•	•	•
Sell and redevelop Agency-owned site at Third and E as a mixed use development	•	•	•	•	•
Enter into DDA with Voyage LLC for development of Agency-owned sites as residential/live-work units	•				

## Five-Year Merged

Projects	Implementation Schedule				
	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015
Expand redevelopment project areas to include residentially-zoned properties	•	•			
Market and develop the former City Corp Yard site at F and Woodlawn	•	•	•	•	•
Implement Gateway DDA to complete project			•	•	•
Pursue implementation of agreement with Scripps to develop medical office building at current site	•	•			
Work with General Growth Properties on Chula Vista Center development opportunities		•	•		

## Five-Year Merged

Projects	Implementation Schedule				
	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015
Finance and complete ULI National Study at E Street, H Street and Third Avenue	•	•			
Prepare Southwest Specific Plans for Palomar, West Fairfield, Main Street, Third Avenue and Broadway to provide land use designations, development standards and identify necessary infrastructure improvements	•	•	•		
Prepare Main Street Streetscape Master Plan	•	•	•		
Prepare Broadway Streetscape Master Plan	•	•	•		
Issue Debt to Finance infrastructure improvements at Main Street and Broadway					•
Participate in discussions regarding reuse options for historic Salt Works site	•	•	•	•	•
Acquire for-sale residential property to create a larger development area in the West Fairfield Area	•	•	•	•	•
Develop Master Plan for Eco-Technology Industrial Park	•	•			
Expand Chula Vista Autopark	•	•	•	•	•
Facilitate construction of a new Peaker Plant Facility on Energy Way and remove facility on Main Street		•	•		



## Bayfront/Town Centre I FY 2010-2011

	FISCAL YEAR 2010-2011
BAYFRONT	Support approval of the Bayfront Master Plan, including certification of the Bayfront EIR, Local Coastal Program Amendment and Port Master Plan Amendment
	Enter into Development Agreement with Pacifica Companies for mixed-use project including residential units and up to 15,000 sf of retail
	Amend Original Bayfront Project Area to extend the timeline to collect Tax Increment by 10 years
TOWN CENTRE I Third Avenue	Finance completion of Third Avenue Streetscape Master Plan (TASMP) Improvements to fund construction improvements
	Implement Agreement with Sweetwater Union High School District to redevelop site on Third Avenue with offices or mixed-use
	Sell and redevelop Agency-owned site at Third and E as a mixed use development
	Enter into DDA with Voyage LLC for development of Agency-owned property



## Merged Chula Vista FY 2010-2011

	FISCAL YEAR 2010-2011
MERGED	Expand redevelopment project areas to include residentially-zone properties
E Street Trolley	Market and develop the former City Corp Yard site at F and Woodlawn
H Street Corridor	Pursue implementation of agreement with Scripps to develop medical office building at current site
	Finance and complete ULI National Study at E Street, H Street and Third Avenue
Southwest	Prepare Southwest Specific Plans for Palomar, West Fairfield, Main Street, Third Avenue and Broadway to provide land use designations, development standards and identify necessary infrastructure improvements
	Prepare Main Street Streetscape Master Plan
	Prepare Broadway Streetscape Master Plan
	Participate in discussions regarding reuse options for Salt Works site
	Acquire for-sale residential property to create a larger development area in the West Fairfield Area
	Develop Master Plan for Eco-Technology Business Park
	Expand Chula Vista Autopark

# Agency Financial Forecast

Combined Project Areas	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15
Bayfront	2,816,493	2,872,823	2,930,280	2,988,885	3,048,663
Town Centre I	2,295,912	2,341,830	2,388,667	2,436,440	2,485,169
Olay Valley	2,424,903	2,473,401	2,522,869	2,573,327	2,624,793
Town Centre II	1,466,487	1,495,816	1,525,733	1,556,247	1,587,372
Southwest	3,744,854	3,819,751	3,896,146	3,974,068	4,053,550
Added Area	2,271,244	2,316,669	2,363,002	2,410,263	2,458,468
Interest Earnings	25,000	25,000	25,000	25,000	25,000
<b>Tax Increment Revenue &amp; Interest Earnings</b>	<b>\$ 15,044,893</b>	<b>\$ 15,345,291</b>	<b>\$ 15,651,696</b>	<b>\$ 15,964,230</b>	<b>\$ 16,283,015</b>
<b>Expenditures</b>					
<b>Statutory &amp; Negotiated Obligations</b>					
Low and Moderate	3,003,979	3,064,058	3,125,339	3,187,846	3,251,603
AB1290 Passthrough	1,274,310	1,299,797	1,325,793	1,352,308	1,379,355
Southwest Passthrough	1,397,881	1,425,839	1,454,356	1,483,443	1,513,112
Goodrich Relocation	84,061	62,745	41,002	18,824	-
2003 COP	1,048,880	1,046,273	1,054,438	223,850	-
2005 ERAF	102,118	98,354	99,526	100,356	100,880
2006 ERAF	125,996	126,052	125,784	125,188	129,282
2008 TAB	2,009,029	2,008,929	2,005,229	2,003,066	2,003,241
2009 ERAF	963,636	963,636	963,636	963,636	1,527,136
Smiser Prop Tax Rebate	-	519,591	1,512,379	1,512,379	1,512,379
Debt Service	35,000	35,000	35,000	35,000	35,000
Agency Personnel Costs	4,284,659	4,797,834	5,795,991	4,963,475	5,307,918
<b>Total Obligations and Debt Service</b>	<b>10,753,057</b>	<b>11,358,440</b>	<b>12,450,648</b>	<b>11,714,064</b>	<b>12,160,155</b>
<b>Available Resources</b>	<b>\$ 4,291,835</b>	<b>\$ 3,986,850</b>	<b>\$ 3,201,048</b>	<b>\$ 4,250,167</b>	<b>\$ 4,122,860</b>
<b>Total Projected Project Costs</b>	<b>1,890,000</b>	<b>1,840,000</b>	<b>890,000</b>	<b>850,000</b>	<b>850,000</b>
<b>Surplus/(Deficit)</b>	<b>2,401,835</b>	<b>2,146,850</b>	<b>2,311,048</b>	<b>3,400,167</b>	<b>3,272,860</b>

## LOW/MOD FUND 5 YR. FORECAST

Description	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14
Beginning Fund Balance	\$10,226,942	\$8,233,454	\$9,494,976	\$7,712,608	\$11,230,293
Gross Housing Set-Aside	\$2,750,512	\$2,805,522	\$2,861,632	\$2,918,865	\$2,977,242
Landings Debt Service				\$242,820	\$242,820
ERAF Repayment				\$1,000,000	\$1,500,000
<b>Total Projected Resources</b>	<b>\$12,977,454</b>	<b>\$11,038,976</b>	<b>\$12,356,608</b>	<b>\$11,874,293</b>	<b>\$15,950,355</b>
<b>ANALYSIS</b>					
Avg. Administrative Expenditures	\$638,000	\$638,000	\$638,000	\$638,000	\$638,000
Other Operating Expenditures	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
Potential ERAF Loan	\$4,100,000	\$900,000			
Landings II Loan			\$4,000,000		
<b>Total Projected Expenditures</b>	<b>\$4,744,000</b>	<b>\$1,544,000</b>	<b>\$4,644,000</b>	<b>\$644,000</b>	<b>\$644,000</b>
<b>Projected Ending Fund Balance</b>	<b>\$8,233,454</b>	<b>\$9,494,976</b>	<b>\$7,712,608</b>	<b>\$11,230,293</b>	<b>\$15,306,355</b>

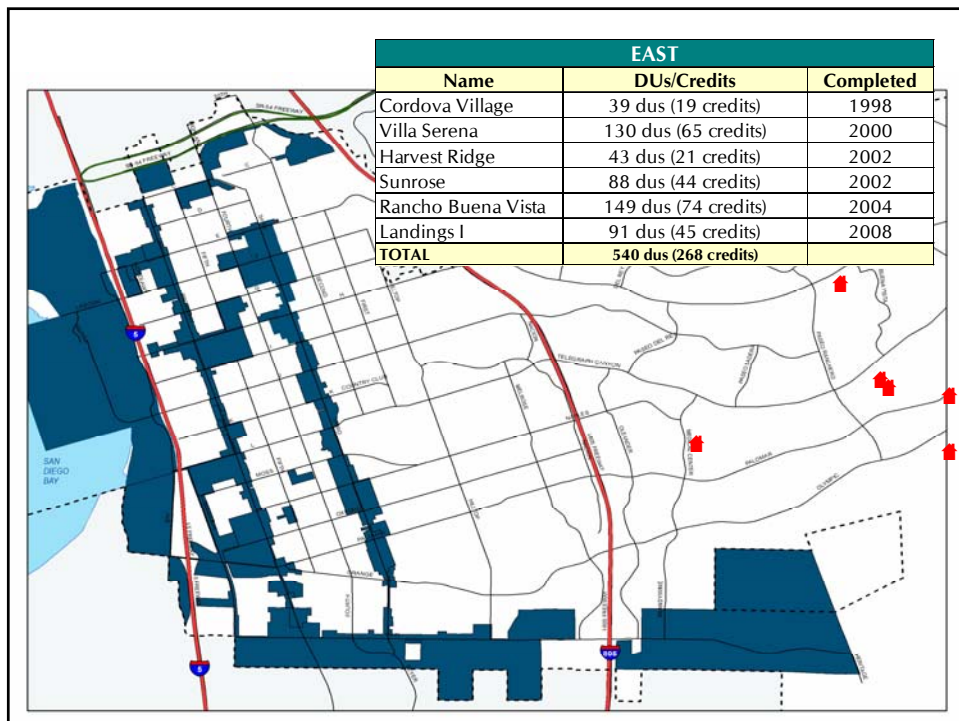
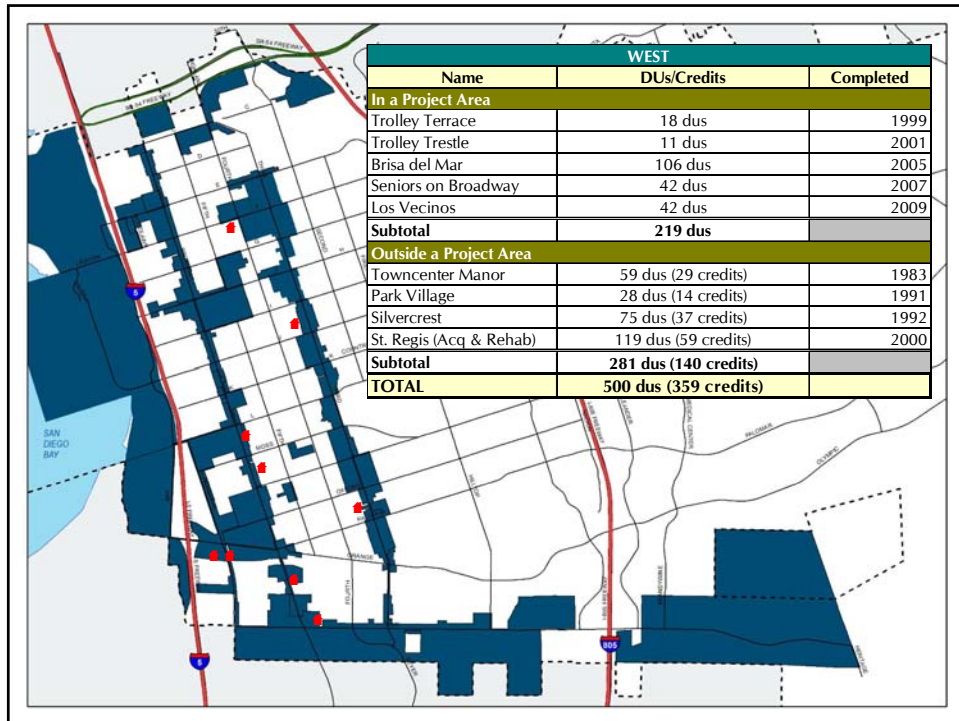
# Housing



## Housing Compliance

- Housing Production
- Replacement Housing
- Low-Mod Housing Funds & Expenditures
  - Income Level
  - Household Type





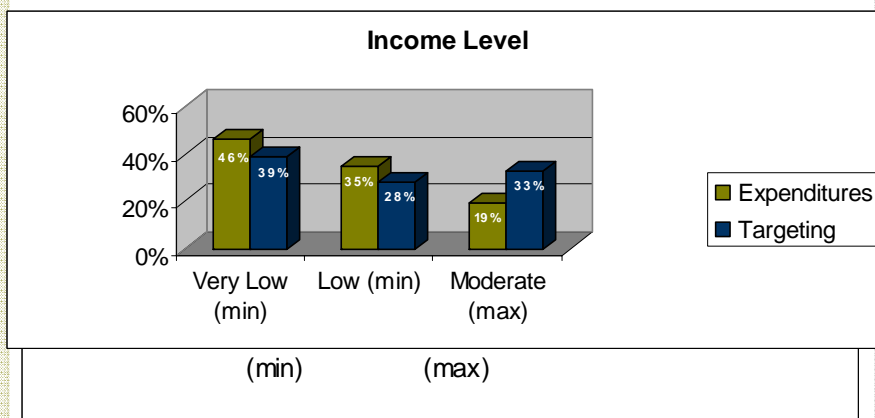
## Affordable Housing Required

Areas	DUs Produced	Required Aff Hsg		
		Very Low	Low & Mod	TOTAL
1980 to FY 2003-04				
Merged Bayfront/Town Centre	235	15	21	36
Unrestricted Hsg	235			
Merged Chula Vista	138	9	13	22
Unrestricted Hsg	109			
Affordable Hsg	29			
Subtotal	373	24	34	58
FYs 2004-05 to 2013-14				
Merged Bayfront/Town Centre	15	1	2	3
Unrestricted Hsg	15			
Merged Chula Vista	323	20	29	49
Unrestricted Hsg	84			
Affordable Hsg	239			
Subtotal	338	21	31	52
TOTAL	711	45	65	110

## Affordable Housing Production

Areas	Required Aff Hsg		Produced Aff Hsg		Net Surplus/Deficit	
	Very Low	Low & Mod	Very Low	Low & Mod	Very Low	Low & Mod
<b>1980 to FY 2003-04</b>						
Merged Bayfront/Town Centre I	15	21	0	0	(15)	(21)
Merged Chula Vista	9	13	12	14	3	1
Outside Project Areas			56	297	56	297
<b>Subtotal</b>	<b>24</b>	<b>34</b>	<b>68</b>	<b>311</b>	<b>44</b>	<b>277</b>
<b>FYs 2004-05 to 2013-14</b>						
Merged Bayfront/Town Centre I	1	2	0	0	(1)	(2)
Merged Chula Vista	20	29	84	103	64	74
Outside Project Areas			46	120.5	46	120.5
<b>Subtotal</b>	<b>21</b>	<b>31</b>	<b>130</b>	<b>224</b>	<b>109</b>	<b>192.5</b>
<b>TOTAL</b>	<b>45</b>	<b>65</b>	<b>198</b>	<b>535</b>	<b>153</b>	<b>469.5</b>

## Housing Fund Expenditures & Targeting



## Future Housing Activities

Description	09-10	10-11	11-12	12-13	13-14
<b>Within Project Areas</b>					
New Construction	-	-	-	-	-
Rehab of MF Housing	-	-	-	-	-
<b>TOTAL</b>	-	-	-	-	-
<b>Outside of Project Areas</b>					
New Construction	71	-	-	-	50
Rehab of MF Housing	-	-	-	-	15
<b>TOTAL</b>	<b>71</b>	-	-	-	<b>65</b>
<b>Est. Expenditures</b>	<b>4,000,000</b>	-	-	-	<b>5,884,500</b>



## Housing Strategic Objectives

- Expansion of the Project Areas
- Prioritize Affordable Housing within the Project Areas
  - New construction
  - Acquisition & Rehab



## Conclusion

- Five-Year Redevelopment Implementation Plan & Ten-Year Housing Compliance Plan
  - CVRC meeting of December 10, 2009
  - RDA meeting of December 15, 2009

